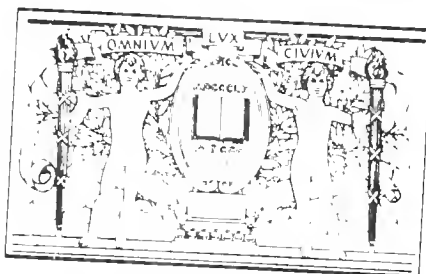


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*map of population by neighborhood*  
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I. Introduction

Washington Park-Model Cities (WP-MC), which includes Campus High (CH),

is in many ways an artificial neighborhood whose strongest bond is the history of government programs. These programs include clearance for the campus high school, clearance for the Southwest S-Way and Inner Belt, urban renewal, Model Cities, and a good bit of subsidized housing (public housing and later programs). Most of the area is black and much of it has become so only in the last 10 years. Housing and population losses throughout the district have been severe, even in tracts not impacted by massive clearance.

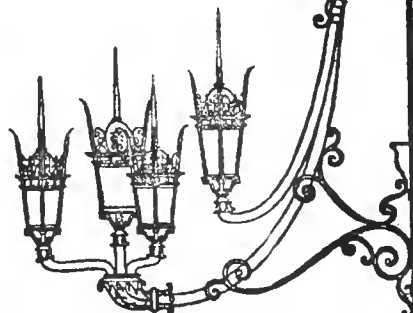
The Model Cities area circles WP like a donut, CH forming the northwest piece of the donut. The western and northern boundaries are the cleared strips of the Southwest X-Way and Inner Belt respectively. Adjacent to these roads, particularly in CH and near the junction with the Southeast X-Way, little housing remains. To the south is the huge Franklin Park. To the east is Dorchester; indeed eastern Model Cities was sliced from what many consider Dorchester and includes the bulk of the recent rapid expansion of the black community.

The confused impact of all these programs, ~~together with~~ the heavy increase in the black population, ~~together with~~ the arbitrariness of some boundaries make caution worthwhile in analyzing census data. Many tracts and even block groups overlap into Jamaica Plain, the South End, or Dorchester, and many overlap internally between CH, WP, and MC. Percentages derived from block counts give a good idea of total population and housing for a portion of the tract but allow considerable error in other data. In tracts 805 and 808, for instance, big housing projects dominate but are wholly outside Campus High; nevertheless, the pieces of the tracts in the district reflect the social characteristics.

the largest of the 3 districts and CH the smallest, by area, n, and housing.

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Table 1. Area, Population, Housing, Density for 50, 60, 70.

District		1950	Change	1960	Change	1970	Change 50-70
WP-MC:	Area	2503		2503		2503	
	Population	121828	-23.0	93825	-24.0	71277	-41.5
	Persons/AC	49		37		28	
	Housing	33438	- 6.7	31213	-19.9	25001	-25.2
	Persons/H.U.	3.6		3.0		2.9	
WP	Area	502		502		502	
	Population	32762	-20.0	26206	-21.8	20504	-37.4
	Persons/AC	65		52		41	
	Housing	9126	- 2.3	8913	-20.8	7059	-22.7
	Persons/H.U.	3.6		2.9		2.9	
CH	Area	130		130		130	
	Population	8972	-53.2	4201	-48.2	2177	-75.7
	Persons/AC	89		32		17	
	Housing	2628	-36.2	1677	-48.8	858	-67.4
	Persons/H.U.	3.4		2.5		2.5	
MC	Area	1871		1871		1871	
	Population	80094	-20.8	63418	-23.4	48596	-39.3
	Persons/AC	43		34		26	
	Housing	21684	- 4.9	20623	-17.2	17084	-21.2
	Persons/H.U.	3.7		3.1		2.8	

Note the steady decline in population and housing, especially in CH, and the decline in density and persons/H.U.:

Though only 3 districts are listed in WP-MC, I usually found it useful to consider the existence of more. WP and CH were 2. Western MC was one, although it is very <sup>large</sup> varied internally. Northeast and southeast MC are 2 more, the area between being confused. Tracts are assigned roughly as follows:

WP: 817, 819, 821, part of 813, 815, 820

CH: part of 805, 806, 807, 808 (814 too small to consider)

In WP, tracts 814 and 821 have experienced rapid demographic shifts in favor of kids (in 821, and absolute increases of 75 in 20-24 and absolute decrease of 60 in 55+). Indicative of this is that they were the only tracts in which the 0-4 group increased. Tract 817 has the largest prop of 0-14, but this was true in 1960 as well; thus the 0-4 group declined and elderly remained fairly constant. Tracts 819 and 820 have low props of kids, high of elderly relative to the district. These facts correlate strongly with racial change.

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CH tracts divide clearly between 806 and 808 (many kids, few elderly) and 805 and 807 (the reverse). These differences are extreme. Tract 807, for instance, has 19.7 0-14 and 38.3 55+. Tract 806 has 38.4 0-14 and 17.2 55+. Tracts 806, 808, and 805 have large housing projects in them. Tract 807 has none. All but tract 806 has lost heavily in population. Tracts 807 and 805 have simply lost families much faster than elderly.

SE MC is characterized by large proportions of children (0-9) and usually adolescents (10-19) and by low props of 55+. This pattern becomes confused to the north of this district. It exists somewhat in 905, not at all in 914, and reverses in 913, 906, 802, 818, and 820.

In NE MC, the pattern of the SE {many kids} emerges even more strongly. Note these statistics.

Table 3. Age Concentrations - Selected Tracts - '60, '70.

	1960				1970			
	0-14		55+		0-14		55+	
	#	%	#	%	#	%	#	%
801	187	25.7	151	20.8	294	39.2	128	17.2
803	1606	36.4	766	17.3	1315	40.0	414	12.6
804	716	35.4	393	19.5	640	52.8	115	9.5

Orchard Park lies in tracts 803 and 804, but dominates the latter more. It has come to dominate each more over the last decade as market housing was lost.

W MC is confused. Tracts and block groups along the clearance for the highway show large props of elderly and small of kids. Further from the clearance, the pattern is less marked. The pattern is probably interrupted by the *combustion*.

- MC: 1203, 816, part of 813, 814, 815
- E MC: 801, 803, part of 804 (805 reflects CH patterns closely)
- E MC: 924, 901, 902, 903, 904
- remainder: 905, 906, 802, 818, part of 820, 913, 914

1.00	1.00	1.00
1.01	1.01	1.01
1.02	1.02	1.02
1.03	1.03	1.03
1.04	1.04	1.04
1.05	1.05	1.05

1.06

1.07

1.08	1.08	1.08
1.09	1.09	1.09
1.10	1.10	1.10
1.11	1.11	1.11
1.12	1.12	1.12



## II. Statistical Data

JAN 8 1970

### A. Population

#### 1. Age Groups

The 3 districts in WP-MC all have trends similar to the City. Age groups under 25 increased, except for 75+. All 3 districts had been proportions of kids and smaller proportions of student ages (20-24) than the City in 1970. WP and MC had larger proportions of younger middle-aged (25-44) while CH had larger proportions of older middle-aged and elderly (55+).

Table 2. Planning Districts - Age Concentrations - '60, '70.

		1960							
		City		WP		CH		MC	
	#	%	#	%	#	%	#	%	
-14	171569	24.7	7720	29.5	1276	30.3	19164	30.4	
-24	106397	15.3	3228	12.3	478	11.4	8532	13.5	
-44	172080	24.7	7201	27.5	930	22.1	15904	25.1	
-50	83770	12.0	2714	10.4	484	11.5	6819	10.8	
+	162381	23.3	5345	20.4	1035	24.8	12897	20.4	

1970									
	City			WP		CH		MC	
	#	%	#	%	#	%	#	%	
-14	152581	23.9	6470	32.9	710	32.6	16856	34.8	
-24	138163	21.5	3487	17.0	335	15.4	8344	17.2	
-44	140072	21.9	5068	24.7	391	18.0	11136	22.9	
-54	65457	10.2	1922	9.4	223	10.2	4601	9.5	
+	144549	22.5	3285	16.0	516	23.8	7660	15.8	

You can classify most tracts in WP-MC along the simple dimensions of having large proportions of kids (low of elderly) or small proportions of kids (high of elderly) and how these proportions are changing. Potential new construction which exists. It is questionable whether the variance is the causal factor, esp to the far south in 1203, one of the tracts experiencing little racial change.

#### 2. Racial Description

WP-MC has obviously been an area of heavy racial change. WP and CH experienced the completion of trends already at work (2/3 black in 1970).

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to almost all black in 1970). In MC, the trend had just begun in 1960 <sup>AN 8</sup> 1973  
 By 1970, the district percentage of blacks had more than doubled to easily  
 be a majority. In all cases, the proportions in 1970 are far above the City's.  
 Table 4. Race - WP-MC - '60, '70.

	City		WP		CH		MC	
	#	%	#	%	#	%	#	%
1960	68325	9.8	17790	67.9	2557	60.9	20580	32.5
1970	116334	18	18253	89.0	1726	79.3	33075	68.1

WP was the most black district in 1960 and 1970. In 1970, there is not  
 a block group below 88% black until you reach the southwest corner (tracts  
 813 and 815), where the prop is still above 60%. There was not such  
 uniformity in 1960, the biggest increases occurring in tracts 813 and 821.

The northern part of CH (tracts 806, 805, BG1 of 807) are the areas most  
 heavily black, all well above 80%; however, this was true in 1960 as well.  
 In the southern half (808, BG2 of 807), the prop of blacks is between 40%  
 and 60%. This represents little change in 807 but a big increase in 808.

SE MC as a unit probably experienced the largest demographic changes in  
 the City, tract 924 being an extreme example. North of this area, the 1970  
 proportions are less but the increase was big ~~in~~ (905, 906, 914, and 802). In  
 913 the proportion was small in '60 and '70. In 818 and 820 the proportion  
 was large in '60 and '70 (as in WP).

N MC experienced dramatic increases in the prop of blacks. The final  
prop in 1970 was large in tracts 803 and 804, much smaller in 801.

W MC shows a black migration to the west and south. The biggest demographic  
 changes occurred in tracts 816, 815, BG2 and 3 of 813. The smallest occurred  
 in tracts 814, BG1 of 813, and 1203.

Table 4. Race - Selected Tracts - '60, '70 - Large Racial Change.

	1960		1970	
	# Black	% Black	# Black	% Black
813	187	16.9	1551	69.0
821	2956	51.0	5205	94.2
808	8	1.8	64	43.8
901	1538	23.2	6036	94.7
902	829	30.7	2315	94.4
904	1943	49.6	1933	79.9
924	105	3.9	2376	85.5
905	501	16.5	1282	53.5
914	45	2.3	672	42.2
803	1444	32.7	2552	77.7
804	425	21.0	1122	92.5

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## 3. Household Size

Relative to the City, WP and MC have low props <sup>of</sup> small HH's (<sup>1 and 2</sup> ~~2~~ pers) and high props of larger ones (3+ pers). CH, however, has large props of 1 + 6 pers HH's and small props of others.

One pers HH's in all districts increased, as for the City. Unlike the City, props of 2 pers HH's declined in each district. WP was the only tract to lose in prop of 6+ pers HH's, and it only lost slightly. Other trends were mixed.

Table 5. Household Size - WP-MC - '60 and '70.

1960					1970			
	1 pers	2 pers	3-5 pers	6+ pers	1 pers	2 pers	3-5 pers	6+ pers
City #	55302	60528	87275	21327	63010	62239	71650	20723
%	24.6	27.0	38.9	9.5	29.0	28.6	32.9	9.5
WP #	1503	2466	3376	884	1646	1654	2520	689
%	18.3	30.0	41.0	10.8	25.3	25.4	38.7	10.6
CH #	421	372	409	167	204	162	191	79
%	30.8	27.2	29.9	12.2	32.1	25.5	30.1	12.4
MC #	3361	4988	8133	2440	3376	3676	5755	2157
%	17.8	26.4	43.0	12.9	22.6	24.6	38.4	14.4

A first glance at WP reveal what looks to be strange patterns. Proportions of 1 pers HH's are largest in just those tracts that have the largest prop's of kids. Although these tracts (817, 821) <sup>are</sup> ~~contain~~ elderly projects, that fact is not enough. A further explanation may be that in areas of rapid turnover, primary individuals are produced, esp among the elderly of the first population. Note that 2 pers HH's decreased where 1 pers HH's increased <sup>maybe once a person becomes a</sup> ~~once a~~ widow or widower, mobility is greatly decreased?). Also, in tracts with increasing props of kids, large HH's are increasing. In tracts with less kids and less turnover, large HH's are declining, 1 pers HH's are increasing, and 2 pers HH's are decreasing only slightly (819 and 820).

CH seems more rational. Tract 806, with increasing props of kids also increased its prop of 5+ pers HH's and decreased its prop of 1-3 pers HH's. Tracts 805 and 807, by contrast, increased in prop of 1 pers HH's (to 50% in 805!) and decreased in large HH's. Tract 808 is the exception, with increasing props of kids, but also of 1 pers HH's (to 40%!). Apparently, single elderly have become more numerous in the project in this tract,



perhaps those "left behind" in the face of the pop change that has occurred in tract 808.

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SE MC, including tract 905 conforms closely to the many kids/few elderly population analysis. It has the 3 lowest props of 1 pers HH's and 2 of the 3 highest props of 6+ pers HH's. North of this area, as always, the pattern breaks down. Tracts either have low props of 5+ pers HH's or large props of 1-2 pers HH's.

In NE MC, the Orchard Park tracts (803, 804) have large props of large HH's and generally low props of small HH's, especially true in 804. Tract 803 has a fairly high prop of 1 pers HH's, perhaps due to elderly remaining in the project alone (pop. turnover in 804 was more complete). In tract 801, the picture is of large young families replacing all others, and elderly couples probably becoming primary individuals in later life (i.e., only 0-9, 75+ categories increased). Though props of 1 + 2 pers HH's is high, this prop decreased while the prop of 6+ pers HH's more than doubled.

In W MC, the many elderly/few kids analysis of tracts 814, 1203, and BG1 of 813 is supported by very high proportions of small HH's (1-2 pers) and very low prop's of large HH's. This is least true in 1203, a stable area probably containing many elderly couples. In tracts 813, 815, and 816, patterns are mixed, large props of small and large HH's often coexisting, perhaps due to recent construction of subsidized housing.

Table 6. Household Size - Selected Tracts.

	1960				1970			
	1 pers	2 pers	3-5 pers	6+ pers	1 pers	2 pers	3-5 pers	6+ pers
820 #	108	206	324	86	102	126	219	53
%	14.9	28.5	44.8	11.9	20.4	25.2	43.8	10.6
821 #	356	795	839	113	555	557	744	160
%	16.9	37.8	39.9	5.4	27.5	17.6	37.0	7.9
805 #	61	44	41	13	31	15	14	3
%	38.6	27.9	25.9	8.2	49.2	23.8	22.3	4.8
801 #	70	70	101	18	67	61	73	42
%	27.1	27.1	39.2	7.0	27.6	25.1	30.1	17.3
804 #	178	145	242	88	71	56	140	69
%	27.3	22.2	37.1	13.5	21.1	16.7	41.7	20.5
814 #	214	219	346	117	205	190	209	49
%	23.9	24.5	38.7	13.1	31.4	29.1	32.1	7.5
904 #	106	201	486	195	106	136	266	138
%	10.7	20.3	49.2	19.7	16.4	21.1	41.2	21.4





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## 4. Overcrowding

All districts had more overcrowding than the City and only CH experienced a decreased, like the City.

Table 7. Overcrowding - WP-MC - '60 and '70.

	1960		1970		1970	
	1.01 + pers/rm #	%	1.01 + pers/rm #	%	1.51 + pers/rm #	%
City	17929	8.0	16471	7.6	3930	1.8
WP	726	8.8	601	9.2	105	1.6
CH	183	13.4	77	12.1	17	2.7
MC	2029	10.7	1705	11.4	371	2.5

In WP, the large northern tract <sup>(817)</sup> and southwest area had the highest overcrowding. This area also seems to be where much new subsidized housing has been built. Overcrowding is rising in tracts where the heaviest racial turnover has occurred in the last 10 years.

In CH, overcrowding is high only in tract <sup>806</sup> 896 with the Whittier Street project, the only tract to increase in population. Surrounding desolation and demolition may have made <sup>people that much more dependent on the</sup> the project that much more attractive. <sup>project.</sup>

NE MC had the heaviest overcrowding, all tracts above 15%. This represented an increase in 801 and 804 and a slight decline in 803.

SE MC experienced overcrowding above that for <sup>MC as a whole</sup> all MC and included 2 tracts with overcrowding above 15% ~~(these 2, 907 and 905, also had the highest~~ props of critical overcrowding in WP-MC). Whether tracts increased or decreased in overcrowding was closely tied to amount of racial change; that is, most tracts increased. To the north the same relation to racial change persists but overcrowding is generally less.

In western MC, increasing overcrowding again seems closely tied to racial change. 1970 proportions were generally small relative to MC as a whole.

## 5. Household Relationship

All 3 districts have large proportions of children ("other relatives of

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ad") and small proportions of H-W HH's relative to the City. The proportions of "primary individuals" and "non-relatives" are smaller and of "female heads" are larger.

Table 8. Household Relationship - WP-MC - 1970

	Heads of H-W HH	Fem. Head	Other Relatives	Primary Indiv's	Non-Relatives
City #	102120	31905	257256	76610	24659
%	15.9	5.0	40.2	12.0	3.9
P #	2829	1761	9761	1875	545
%	13.8	8.6	47.6	9.2	2.7
CH #	229	220	1063	261	66
%	10.5	10.1	48.8	12.0	3.0
MC #	6486	3863	24501	3772	1343
%	13.4	8.0	50.4	7.8	2.8

In WP, there is only slight tract variation. Proportion of "other relatives" climbs above 50% in tract 817, which has a lot of kids. High props of female heads is counteracted by low prop of H-W teams in 817, but not in 813 and 821. Pop. analysis showed these tracts to be experiencing pop. turnover and racial change, the only tracts where the 0-4 group was increasing due to influx of young families. The large prop of female heads correlates with instability, and the large number of H-W HH's in addition means that the large prop of kids is scattered among many HH's, reasonable for a young pop. This explains the small median HH size. Primary individuals are highest where there are elderly projects.

In CH, tract 807 is the only one with a higher prop of H-W HH's than female heads. This tract has very low props of kids and probably many older couples (45+). It is, significantly, the only tract not influenced heavily by a housing project. The prop of kids is very high in 806, Whittier Street, while in 808 and 805, the prop of primary individuals is very high.

The most striking thing about SE MC is the large props of kids. Tracts 01-6, 13, 14, 24 all have props of other relatives above 50%. All have relatively low props of "primary individuals" and "non-relatives." Props of H-W HH's and female heads seem to vary inversely from tract to tract, though in no tract but 905 does the prop of H-W HH's drop below 12% (11.9% in 905). Tracts which faced more racial change have the highest prop of female

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describes the general situation  
of the country in 1950.  
It is a very interesting  
and useful study.  
The author has done  
a very good job of  
presenting the facts.

heads (902, 924). Tract 913, which had 14% blacks in 1970, had the lowest prop of female heads and the highest of H-W HH's.

To the west of these tracts, 818, 820, and 802 have statistics similar to WP, whose border they lie on.

In NE MC, all tracts have large props of "other relatives." In 801, the non-project tract, the ratio of female heads to H-W teams is much like that for MC. In 803, the ratio is almost 1:1. In 804, the prop of female heads is over twice that of H-W teams and the prop of "Other relatives" exceeds 60%. This reveals considerable instability in Orchard Park.

In W MC, the tracts along the x-way (814, 1203, BG1 of 813) have large props of H-W teams relative to female heads. In stable tract 1203, the prop is triple that of female heads. Large proportions of elderly and low props of other relatives probably indicate many elderly couples, esp in 1203, where the prop of primary indiv's is small. In 814 and BG1 of 813, especially the latter, the prop of primary individuals is very large. Tract 815 and BG 2 and 3 of 813 are similar to WP (of course much of them are in WP).

Table 9. Household Relationship - Selected Tracts - 1970.

	Head of H-W HH	Fem Heads	Other Relatives	Primary Individuals	Non-Relatives
817 #	605	416	2529	422	87
%	12.8	8.8	53.5	8.9	1.8
821 #	778	571	2582	608	146
%	14.1	10.3	46.8	11.0	2.6
805 #	13	14	56	32	4
%	9.6	10.3	41.2	23.5	2.9
807 #	73	25	169	62	29
%	14.1	4.8	32.6	12.0	5.6
804 #	83	168	772	73	22
%	6.8	13.9	63.6	6.0	1.8
901 #	942	500	3314	438	182
%	14.8	7.8	52.0	6.8	2.9
902 #	836	298	2290	345	105
%	16.0	5.7	44.0	6.6	2.0



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## 6. Rent/Income Ratio

The proportion of renters who are poor in all these districts is significantly above the Boston prop. Of these, in WP and MC, about the same proportion pays a rent/income ratio greater than .25. In CH, the prop is significantly less (i.e., the poor get a better break). In all three districts, the prop of all renters paying more than 35% of income for rent is higher than Boston's.

Table 10. Rent/Income Ratio - WP-MC - 1970.

City	#	of $\leq 5000$ income		% $\geq 25\%$	of all renters	
		%	# $\geq 25\%$		# $\geq 35\%$	% $\geq 35\%$
City	64705	41.0	53954	83.4	44218	28.0
WP	2476	46.7	2092	84.5	1714	32.3
CH	359	64.1	265	73.8	187	33.4
MC	5844	50.5	4841	82.8	3923	33.9

In WP, tract 817 has the largest prop of poor and gives them the worst break (90% pay more than 25%). The prop of all renters paying above 35% is also much higher in 817. The best break to poor and to all renters is given by tracts 813 and 821.

CH tracts have very large proportions of poor. They get the worst break on rents, as do all renters, in tract 807, the one non-project tract. The projects, however, are not that good. In tracts 805 and 806, more than 70% of the poor have rent/income ratios greater than .25.

In NE MC, the one non-project tract, 801, gives the best break to poor. Orchard Park has 75% and of its poor paying more than 25% of income for rent. All 3 tracts have 30% of all renters paying more than 35%.

All W MC tracts except 814 have props of poor below the district avr. Tract 814 has a significantly higher prop. Tract 813 has the lowest prop of poor paying greater than 25% of income for rent, but that is still a high, 75%. All western tracts except 814 have a low prop of all renters paying more than 35%.

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There seems to be no clear pattern in SE MC. All statistics in this category vary significantly.

Table 11. Rent/Income Ratio - Selected Tracts - 1970.

	#	of .-\$5000 income			of all renters	
		%	# >25%	% >25%	# >35%	% >35%
813	231	43.4	172	74.5	238	25.9
817	651	54.1	586	90.0	470	39.1
807	68	64.8	54	79.4	43	41.0
801	104	52.3	69	66.3	58	29.1
814	312	63.8	244	78.2	203	41.5
1203	436	38.7	415	95.2	336	29.8
901	674	45.6	592	87.8	495	33.5
913	80	45.7	55	68.8	49	28.0

## 7. Mobility

The mobility statistics for WP and MC are exactly opposite those of the City. Where the largest prop of HH's in the city were there before 1949, the largest prop in WP and MC moved in in the last 2 years! In CH, stability is less than in the City but more than in WP and MC.

Movers were more likely to come from Boston than they were in the City as a whole and somewhat more likely to come from the South.

Table 12. Mobility - WP-MC - 1970.

		Year Moved In					Origin		
		≤ 1949	1950-9	1960-4	1965-7	1968- Mar '70	Same House	City	South
City	#	78811	42623	32301	31640	32243	294797	141671	10956
	%	36.2	19.6	14.8	14.5	14.8	49.8	24.0	1.9
WP	#	452	645	824	1747	2873	7157	6413	862
	%	6.9	9.9	12.6	26.7	43.9	39.2	35.1	4.7
CH	#	70	128	95	180	135	1016	578	20
	%	11.5	21.1	15.6	29.6	22.2	56.0	31.8	1.1
MC	#	1415	1666	2535	3719	5613	19498	12489	1725
	%	9.5	11.1	17.0	24.9	37.5	45.6	29.2	4.0



In WP, tracts 813, 817, and 821 had the most mobility. In tract 821, 80% arrived in the last 5 years and 2% prior to 1950. Most stable was tract 819, next door, with 57% arriving since 1965 and 11% before 1950. Most movers came from the city, though tracts 815 and 817 had high props from the SMSA. (New subsidized, non-public housing construction there.)

In CH, the most stable tract was easily 807 (the non-project tract), with 35% arriving since 1965 and 47% before 1960. Only a few of 807's movers came from outside the SMSA, whereas the proportions were significantly higher in other tracts.

In NE MC, tract 801 had the least mobility in all three districts. The Orchard Park tracts are much less stable, especially 804. Movers came from the City largely, though in 801 nearly as many came from the SMSA.

Western MC tracts can be ranked in order of decreasing mobility: 813, 815, 814, 1203, 816. New subsidized construction affects 813 and 815. Road clearance exists in 814, 813, and 1203. In this area, the more stable the tract is, the less likely are people to have moved from outside the city.

In SE MC, the southernmost tracts had the most mobility, very small props moving in before 1950 and large props since 1965. Tract 818 is also unstable. All other tracts are less extreme though definitely unstable by comparison with the City. There is no clear pattern to origin of movers, but note that over 20% of movers in tract 905 came from abroad, by far the highest prop in all three districts.

Table 13. Mobility - Selected Tracts - 1970.

		Year Arrived					Origin		
		≤ 1949	1950-9	1960-4	1965-7	1968- Mar '70	Same House	City	South
815	#	54	57	72	168	155	526	335	173
	%	10.7	11.3	14.3	13.3	30.7	28.1	17.9	9.2
821	#	40	175	205	610	986	1801	160	389
	%	2.0	8.7	10.2	30.3	48.9	37.7	3.4	8.2
807	#	21	39	24	19	26	109	31	5
	%	16.4	30.5	18.8	14.8	20.3	23.0	6.6	1.1
808	#	3	8	7	20	25	63	8	18
	%	4.8	12.7	11.1	31.8	39.7	45.3	5.8	13.0
801	#	53	31	70	70	70	200	185	45
	%	20.8	12.2	12.2	27.5	27.5	25.7	23.8	5.8
813	#	39	45	78	246	266	640	21	255
	%	5.8	6.7	11.6	36.4	39.4	39.6	1.3	15.8
816	#	51	69	42	59	89	255	0	25
	%	16.5	22.3	13.6	19.0	28.7	28.9	0.0	2.8
924	#	19	56	141	247	385	876	104	338
	%	2.2	6.6	16.6	29.1	45.4	36.6	4.4	14.1

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## 1. Unit Size

All 3 districts have much lower proportions of 1-2 rm units and much higher props of 4-5 rm units than the City. WP and CH have higher props of 3 rm units and lower props of 6+ rm units. The reverse is true for MC.

There were few changes in unit size prop's. WP lost 6+ rm units and gained 1-5 rm units proportionately (1-2% changes). CH gained significantly in 4 rm but lost significantly in 5 rm units. MC experienced only the slightest changes.

Table 14. Unit Size - WP/MC - 1970.

	1-2 rm		3 rm		4-5 rm		6+ rm	
	#	%	#	%	#	%	#	%
City	30579	13.1	36030	15.5	104653	45.0	61141	26.3
WP	285	4.1	1181	16.7	3805	54.0	1789	25.3
CH	17	2.0	142	16.6	575	67.0	123	14.3
MC	573	3.4	2130	12.5	9521	55.7	4854	28.4

In WP, tract 821 stands out with the lowest median unit size; it has relatively many 3 and 4 room units and few of all else. Tract 813 has relatively many 5 room units and few or equal of all else. Tract 817 has relatively many 5 room, 1 room, and 2 room units. Tracts 815, 819, and 820 have large prons of 6+ room units and small props of 1-3 room units. There is no clear pattern to these variations and trends show only slight declines (mostly from losses among 6+ rm units).

CH proportions bulge in the middle (4 + 5 rm units, 3 + 6 rm units much less). This is probably due to the heavy influence of the projects. Only tract 807 exceeds 10% 6+ rm units (it has 26.3%). There were slight declines in median unit size, 807 being the only tract to increase. (Tract 806 suffered a very big loss in 5 rm units for same reason.)

The housing project characteristics exist for Orchard Park in NE MC as well (803, 804), but the characteristics are also true of tract 801 to an even greater degree. The last 10 years have seen s strengthening of these characteristics, probably from the demolition of market housing in 803 and 804.

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In W MC, the north and south sections have high props of large units (5+) and small props of small units (4-). Central sections, impacted by the road clearance and new construction have smaller median unit sizes. It seems housing demolition affects different unit sizes disproportionately, but which unit sizes are heaviest hit seems to vary greatly. Compare 814 and 816. Tract 816 gained in 5+ room units proportionately. 814 held constant. The latter experienced significant road clearance.

SE MC tends to have larger units, many median unit sizes being at 5.0 or above. There is no pattern to the tract variation. Median size was pretty stable over the decade, experiencing some slight decreases and one significant increase.

Table 15. Unit Size - Selected Tracts - 1970.

	1-2 rm		3 rm		4-5 rm		6+ rm		Median
	#	%	#	%	#	%	#	%	
820	13	2.5	63	11.9	273	51.5	182	34.3	5.0
821	31	1.4	551	26.2	1170	55.8	348	16.6	4.1
806	6	1.4	68	15.2	328	73.2	45	10.0	4.3
807	9	3.8	21	8.6	150	61.7	64	26.3	4.7
801	2	.7	28	9.4	241	81.2	26	8.8	4.4
814	36	4.4	163	19.8	449	54.5	176	21.4	4.6
816	14	3.5	29	7.2	223	55.5	136	33.8	5.1
904	10	1.3	53	6.9	404	52.2	307	39.7	5.2

## 2. Type and Age of Structure

The districts are not similar in category. CH and WP both have much higher props of 5-49 unit structures than the City (and about the same props of 3-4 unit structures). MC, by contrast, has a lower prop of 5-49 unit structures and a much higher prop of those with 3-4 units.

This is reflected in age. CH and WP both have much smaller props of units built before 1940 than the City. MC has a larger proportion. WP easily has the largest prop of building in the last decade.

Table 16. Type and Age of Structure - WP/MC - 1970.

		TYPE				AGE		
		1-2 Units	3-4 Units	5-49 Units	50+ Unit	≤ 39	40-59	60-70
City	#	71535	69213	79429	12229	179391	31876	21139
	%	30.8	29.8	34.2	5.3	77.2	13.7	9.2
WP	#	1794	1924	3187	177	4448	1376	1258
	%	25.3	27.2	45.0	2.5	62.8	19.4	17.7
CH	#	122	261	435	17	489	283	64
	%	14.6	31.2	52.0	2.0	58.5	33.9	7.6
MC	#	3898	8174	4899	97	14039	2545	484
	%	22.9	47.9	28.7	.6	82.3	14.9	2.9

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In WP, there is great variation among tracts. Three tracts have larger props of 3-4 unit structures than 5-49 unit structures, while 3 have the opposite. Tract 817 has by far the highest prop of 1 unit structures (37%). The tracts with the newest house are 813, 15, 17 (no correlation with type), which are the tracts most heavily impacted by urban renewal, new subsidized construction.

In CH, tracts 805 and 807 have relatively older housing, tracts 806 and 808, relatively newer housing. This is a bit strange. Tracts 805, 806, 808 are all dominated by projects, built in 1840, 1953, 1940 respectively, but statistics don't bear this out for 805. The projects exert a clearer influence on structure type. Tract 807 is the only one with a higher prop of 3-4 than 5-49 unit structures.

In NE MC, Orchard Park skews statistics towards big props of 5-49 unit structures and big props of buildings built between 1940 and 1950. Tract 801 has older housing and more than 50% of its units in 3-4 unit structures.

In the entire area south of there in eastern MC, the pattern is similar to tract 801. Only one tract (901) does not have greater props of units in 3-4 than in 5-49 unit structures. Only one tract (924) has more than 10% of its units built after 1950 and only one (906) has more than 15% of its units built between 1940 and 1950.

In west MC, the distinction is between tracts with new subsidized housing and those without. Tracts 814, 816, and 1203 all have old housing (were than 90% built before 1940 in 814 and 1203) and all have more than 50% of units in 3-4 unit structures. Tracts 813 and 815 have some much newer housing (30% built after 1965 in 815) and larger props of units in 5-49 than 3-4 unit structures.

Table 17. Type and Age of Structures - Selected Tracts - 1970.

	813	817	806	807	814	905
1 unit #	70	602	14	45	86	54
%	10.1	37.0	3.1	20.0	10.9	6.9
2 unit #	65	188	19	28	72	122
%	9.3	11.5	4.2	12.4	9.1	15.6
TYPE 3-4 unit #	186	442	112	120	515	428
%	26.7	27.1	24.8	53.3	65.3	54.7

1964, 1965

1966, 1967, 1968

1969, 1970

1971, 1972

5-49 unit #	372	289	298	32	117	179
%	53.5	17.7	66.1	14.2	14.8	22.9
50+ unit #	3	108	8	0	0	0
%	.4	6.6	1.8	0.0	0.0	0.0
≤ 1939 #	423	847	195	209	746	739
%	60.8	53.0	43.2	92.9	94.6	94.4
40-49 #	71	97	76	16	31	37
%	10.2	6.0	16.9	7.1	3.9	4.7
50-59 #	30	65	125	0	8	7
%	4.3	4.0	27.7	0.0	1.0	.9
60-64 #	58	79	46	0	5	0
%	8.3	4.9	10.2	0.0	.6	0.0
65-67 #	112	372	9	0	0	0
%	16.1	22.8	2.0	0.0	0.0	0.0
68-70 #	2	169	0	0	0	0
%	.3	10.4	0.0	0.0	0.0	0.0

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### 3. Vacancy and Tenure

VR = Vacancy Rate 00 = Owner Occupant (cy)

All 3 districts have VR's higher than the City's and less 00 than the City. This pattern is especially true of CH, with a 26% VR and only 10.6% 00.

In the last decade, VR increased significantly in CH and MC and only slightly in WP and the City as a whole. 00 remained about the same in WP and the City, increased slightly in MC, and decreased slightly in CH. Single family 00 has declined in all areas.

Table 18. Vacancy and Tenure - WP/MC - 1960 and 70.

	1960				1970			
	VR		00		VR		00	
	#	%	#	%	#	%	#	%
City	14115	5.9	61165	27.3	14791	6.4	59230	27.2
WP	686	7.7	1480	18.0	549	7.8	1175	18.1
CH	309	18.4	172	12.6	223	26.0	67	10.6
MC	1705	8.3	4048	21.4	2119	12.4	3346	22.4

Some tracts stand out in WP. Tract 815 has the only VR significantly above the districts' and the highest 00. Tract 821 has the lowest 00 and the only VR significantly below the districts'. Tract 820 also has much 00. In the last decade, 00 went up everywhere but in tract 817, while VR trends were mixed (significantly up in 815 and down in 821).

CH VR's are high, but tract 807 has the highest by far, probably because the projects in the other tracts are in demand as the market housing around them is abandoned. Trends show big increases in VR. All tracts declined in

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00 except 807. As market housing is eliminated, the 0% 00 of the projects exerts more influence. 00 climbing with VR in non-project tracts probably results from huge absolute housing losses. Rental units are probably abandoned first. 00 has reached 40% in BG1 of 807.

In SE MC and north of there, VR is generally above the district's (this is not true of 818 and 820). In most tracts VR has doubled or more since 1960. 00 is above the district as a whole, except in the southernmost tracts, also those most heavily impacted by racial change (901-2, 924).

The housing loss in NE MC has increased the influence of Orchard Park. 00 declined in tracts 803 and 804. VR declined very much in 804 to end at 4% (almost all market housing demolished) while in increased in 803. Tract 801 increased in vacancy to a high 18% and lost 00.

In west MC, the northern half (814, 816, BG1 of 813, BG1 of 815) have high VR's and all increased significantly since 1960. The southern half (BG 2 and 3 of 813 and 1203) has much lower VR's. Only tract 813 has 00 below that of MC as a whole, and it is very high (about 1/3) in BG 1 and 2 of 815. 00 was up in all tracts.

Table 19. Vacancy and Tenure - Selected Tracts - '60 and '70.

	1960				1970			
	VR		00		VR		00	
	#	%	#	%	#	%	#	%
815	105	9.9	213	22.3	108	17.6	139	27.5
821	99	4.5	229	10.9	84	4.0	226	11.2
806	59	11.8	31	7.1	103	23.0	20	5.8
807	204	25.6	110	18.6	89	36.6	39	25.3
902	48	5.1	137	15.4	142	15.4	119	15.2
904	86	8.0	233	23.6	128	16.5	183	28.3
814	109	10.9	194	21.7	171	20.8	157	24.0
1203	85	4.5	497	27.8	128	7.5	444	28.3

#### 4. Vacancy Status

This statistic will show two main things: the prop of vacant units for sale, for rent, and off the market; how long units have been vacant. WP and MC both have a higher prop of vacant units for sale than the City, while

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CH has a lower prop. CH has virtually no units off the market (they've all been demolished), while WP has somewhat smaller prop off the market than the City and MC has a slightly larger prop.

WP and MC both have lower props of for sale units which have been vacant less than 6 mos. CH has virtually no units for sale at all. CH and MC have lower prop of for rent units vacant less than 2 mos than the City, while WP had a higher prop.

These statistics are interesting. The heavy clearance in CH shows up (no units for sale, none off the market, most for-rent units vacant for longer periods). The results of concentrated government programs in WP makes it differ from MC, which has been buffeted "naturally" by social forces. WP has a higher prop for rent and a lower prop off the market (i.e., more formal demolition). Of rental units, a much higher prop have been vacant less than 2 months in WP than in MC.

Table 20. Vacancy Status - WP/MC - 1970.

|      | For Sale |     | of sale<br>Vac < 6 mos. |      | For Rent |      | of for rent<br>Vac < 2 mos. |      | Other |      |
|------|----------|-----|-------------------------|------|----------|------|-----------------------------|------|-------|------|
|      | #        | %   | #                       | %    | #        | %    | #                           | %    | #     | %    |
| City | 546      | 3.7 | 278                     | 50.9 | 10034    | 67.7 | 5034                        | 50.2 | 4246  | 28.6 |
| WP   | 25       | 4.5 | 5                       | 20.0 | 393      | 71.2 | 225                         | 57.3 | 134   | 24.2 |
| CH   | 1        | .5  | 0                       | 0.0  | 220      | 98.7 | 67                          | 30.5 | 2     | .9   |
| MC   | 191      | 9.0 | 63                      | 33.0 | 1279     | 60.4 | 497                         | 38.9 | 648   | 30.6 |

In WP, comparisons of for sale units among tracts is meaningless because numbers are so small. Prop of units for rent varies inversely with the prop off the market. For rent units prop is low in 815 because almost 50% are off the market. It is high in 813, 820, 821 because few units are off the market. Looking at length of vacancy suggests there is great demand for units in 815 (80% units vacant less than 2 mos); this means that the high prop of off-the-market units does not mean the area is undesirable. Only tract 817 has a prop of units vacant less than 2 mos that is far below the district's. Units are apparently hard to rent there. It also has the second highest prop of units off the market.

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There is little tract variation in CH.

In NE MC, there are almost no units for sale. Tract 804, most heavily influenced by Orchard Park, has almost all of its vacant units for rent and vacant less than 2 mos. In 803, with more market housing but losing it, 50% vacant units are off the market and 50% have been vacant less than 2 mos.

In all tracts to the south, including SE MC, only 3 tracts have more than 10 units for sale (818, 902, 903: 90 altogether). The only clear pattern is that tracts with the lowest prop off the market have the highest prop vacant less than 2 mos. Only 907, 905, 906 have props of units off the market significantly above the district avr., and most tracts have had smaller props vacant less than 2 mos. than the City.

In W MC, one tract (814) has more than 10 units for sale (46, 26.9%). Only 2 tracts have props off the market above the district's (815, 44.4% and 816, 61.9%). Things do not look bad in 815, because 80% of the units for-rent have been vacant less than 2 mos., but in 816, only 25% have been vacant less than 2 mos.

TABLE 21. Vacancy Status - Selected Tracts - 1970.

|    | For Sale |      | of sale<br>Vac. < 6 mos. |       | For Rent |      | of rent<br>Vac. < 2 mos. |      | Other |      |
|----|----------|------|--------------------------|-------|----------|------|--------------------------|------|-------|------|
|    | #        | %    | #                        | %     | #        | %    | #                        | %    | #     | %    |
| 85 | --       | 0.0  | --                       | 0.0   | 59       | 54.6 | 49                       | 83.1 | 49    | 45.4 |
| 87 | 8        | 6.8  | --                       | 0.0   | 75       | 64.1 | 15                       | 20.0 | 34    | 29.1 |
| 83 | 7        | 5.0  | 7                        | 100.0 | 62       | 44.3 | 32                       | 51.6 | 71    | 50.7 |
| 84 | --       | 0.0  | --                       | 0.0   | 13       | 92.9 | 11                       | 84.6 | 1     | 7.1  |
| 86 | 0        | 0.0  | 0                        | 0.0   | 24       | 38.1 | 6                        | 25.0 | 39    | 61.9 |
| 93 | 51       | 16.2 | 14                       | 27.5  | 164      | 52.1 | 53                       | 32.3 | 100   | 31.8 |
| 94 | 3        | 2.3  | 0                        | 0.0   | 76       | 59.4 | 29                       | 38.2 | 49    | 38.3 |
| 94 | 2        | 1.9  | --                       | 0.0   | 89       | 84.0 | 38                       | 42.7 | 15    | 14.2 |



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WP Tracts

Contract rents are equal to or above the City median, but gross rents are all consistently below it. The northern half of the district (817, 813, 815) seems to have been definitely less expensive in 1960, but it increased more rapidly and pulled even to the southern half by 1970 in gross rents. Rents being asked for units were below the median in every tract.

Values were all lower in 1970 than the City. In 1960, tract 821 had a higher median value but it was the only tract to decline. The southern part of the district had higher values both years.

Campus High Tracts

Rents were much lower than in the City as a whole. Tract 806, with Whittier Street, increased the least in gross rent, the most in contract rent, and was the only tract to have a median rent asked for vacancies much lower than overall median rent. This represents the destruction of market housing.

Tract 807, the only non-project tract had the lowest contract and highest median gross rent.

Values were far below the City in 1970, but there were only 27 owner-occupied single-family houses in the district in 1970, so these figures are suspect.

Model Cities Tracts

Rents in W MC were consistently lower than Boston's median, much lower in tract 814. In addition, all tracts increased less in median rent than the City, except tract 816. Because of road clearance, tract 814 and probably BG1 of 813 are becoming undesirable areas, with demand shifting to tracts like 816, and the subsidized housing in 813 and 815. Demand may be rising in 1203, the only tract where the median rent of vacant units significantly exceeds the overall median.

Values in W MC were less than the City's and increased less.

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In NE MC, tract 801 continues its likeness to public housing despite its lack of it. Its median rent parallels Orchard Park's, although contract rent is much lower. Vacant unit rents exceed contract median, unlike 803 and 804, indicating possibly increasing demand. The influence of Orchard Park increased in 803 and 804, as contract rent medians increased much more rapidly than median gross rent. Values were much lower than the City's in 801 and 803, the only tracts with recorded values.

SE MC median gross rents were the highest, almost equal the City's; but in 1960, they exceeded the City's and only increased much less North if these rents were lower but increased more rapidly (still less rapidly than in the City). In both areas, asked-for rents and overall median contract rents were about equal.

Values were easily the highest in the district in SE MC (+ 820) but less than in the City as a whole. Values north of there were much lower.

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WASHINGTON PARK - MODEL CITIES

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I. Do Areas of AGE CONCENTRATION correlate with

age: Racial composition and racial change explain a great deal of age patterns. Racial change is perhaps more important.

In WP, all tracts have greater props of kids and smaller of elderly than the City, and WP has 89% blacks vs. the City's 18%. Within WP, however, there are significant age variations unexplained by 70 race levels. The tracts with highest and lowest props of kids (and elderly, vice versa) both have over 90% blacks.

But racial change explains some patterns. The only significant increases in black pop occurred in 813 (16.9% -- 69.0%) and 821 (51.0% -- 94.2%). While these tracts did not have unusually low props in 1960. They (esp. 821) had the most dramatic increases in kids and decreases in 55+. They are leading in a cycle of demographic change where many kids are associated with increasing black pop. They are, therefore, the only tracts where the 0-5 pop increased in prop. They have by far the largest props of 25-34 group. In other tracts, the black pop is less and more stable (supported by mobility data) and has grown older (10-15 rather than 0-5; 35-44 rather than 25-34; more elderly).

In CH, racial change has not been dramatic anywhere. 1970 racial props do not explain the decisive split between 806 and 808 (higher kids, lower elderly) and 807 and 805 (lower kids, higher elderly). Racial composition is above 90% in 805-806 and about 50% in 807 and 808. But 806 and 808 are dominated by house projects. (806, with more blacks, has more kids and less elderly than 808). Tracts 807 and 805 have lost 50% and of their housing. Their extremely high props of elderly are probably just those people who have hung on (there may be a sharp distinction in these tracts between white elderly and black families).

The strongest correlation probably exists in MC. In the SE section (924, 901-4), the black pop has increased very rapidly from low props in 1960 and

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increased rapidly (except 0-4 and 25-34 in tracts 903 and 904, where the racial change was least). Age groups above 45 have all decreased and are significantly below the district avr. in 1970.

The middle area of eastern MC is mixed. In tracts like 818 and 820, which had high props of blacks in '60 and '70, a stable pop seems to be getting older (0-9, 25-44 down, 10-19, 45-54 up). Others, like 905, 906, 913, and 914, which had low props of blacks in 1960 and still below 55% in 1970, the same trends exist as in the southeast but the age concentrations in 1970 are less marked.

Dramatic racial change in NE MC (801-4) has probably caused the rapid increase in kids and decrease in elderly. In tracts 803 and 804, where Orchard Park has, the prop of blacks in 1970 is highest, and so is the concentration of kids. In tract 804, dominated by Orchard Park, the prop of blacks rose from 21.0% in 1960 to 92.5% in 1970, and the prop of 0-15 in 1970 was a huge 2.8%.

In western MC, tract 814 and BG1 (813) in the north and 1203 in the south had low and decreasing props of kids and high and increasing props of elderly. They also had the least racial change. (1203 has the smallest prop of blacks of all tracts in 1970.) Tract 816 despite a fairly large increase in the prop of blacks seems to show a stable pop getting older.

#### 4 Size

At first glance HH size does not seem to correlate strongly with pop., surprising result. Areas of an increasing pop of young and a decreasing pop of elderly, usually also associated with racial change, would seem to shift the median HH size up, creating more large HH's and fewer with 1 and 2 persons. This pattern does not hold. It holds in tracts like 902, 924, 801, and 804, extremely so in 804. (med. HH size 2.5 -- 3.3) but it fails in 901, 903, 904, 803, 805, 807, 813, 821. Other tracts, like 817, did not show strong age concentration change but did increase in HH size.

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Some of this variation is explained by abs increase or decrease in pop.

Note these figures.

| <u>Tract</u> | <u>% Pop. Change</u> | <u>HH Size</u> |             |
|--------------|----------------------|----------------|-------------|
|              |                      | <u>1960</u>    | <u>1970</u> |
| 801          | + 3.3                | 2.3            | 2.4         |
| 804          | -40.1                | 2.5            | 3.3         |
| 817          | +12.2                | 2.6            | 2.7         |
| 902          | - 9.2                | 2.5            | 2.7         |
| 924          | + 2.4                | 2.8            | 2.9         |
| 803          | -25.6                | 2.8            | 2.7         |
| 805          | -60.1                | 1.9            | 1.6         |
| 807          | -74.0                | 2.2            | 2.1         |
| 813          | +102.8               | 2.5            | 2.5         |
| 821          | - 4.7                | 2.4            | 2.3         |
| 901          | - 3.8                | 2.9            | 2.9         |
| 903          | -33.7                | 2.9            | 2.8         |
| 904          | -38.3                | 3.6            | 3.3         |

It seems an increase or small decrease in pop makes it more likely that tracts increase in median HH size and vice versa, given growing concentrations of kids. Tract 804, though losing many people, lost them all in one section (the market hous), leaving Orchard Park intact. Tracts 813 and 901, though they did not increase, do not decrease in HH size.

An explanation of this might be that although demographic change may be bringing in large, younger families with kids, the pop loss may be selective among older residents, smaller HH's being the last to leave (single elderly; older childless couples).

#### Vacancy and Tenure

There is some correlation. Areas of heavy racial and age change tend to have a high and increasing VR and low OO. Housing projects depress both these statistics. Correlations with age are probably only significant in that age, vacancy, and tenure all correlate with variables like race and the existence of projects. This will be dealt with more later.

#### Overcrowding

Overcrowding does seem to correlate with high props of kids. The 6 tracts with more than 15% overcrowding are 6 of the 7 tracts with the highest props of 0-14. These tracts also have the only critical overcrowding above 3% (except 913). The 4 tracts with the least overcrowding are 4 of 5 with the

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pop of 0-14 and are 4 of 7 with the highest prop of 65+. Also BG1 of 813  
as lower overcrowding than any tract and very few kids.

### Age Groups

High props of elderly and kids rarely coexist. A look at trends almost  
always shows them varying in opposite directions, sometimes extremely so.

In some cases, 35 seems to be the hinge age, all age groups below growing  
or diminishing and all above doing the opposite. This points out that there  
are rarely high or low props of all middle aged groups (25-34, 35-44, 45-54).  
Whether older middle aged or younger predominates usually corresponds with  
whether older or younger kids predominates.

Thus as demographic change sweeps through the neighborhood, areas it hit  
first can be shown to be stabilizing; the pop growing older, while areas just  
it have very young populations.

### Rent Levels

There seems to be almost no correlation here. There are three tracts with  
median rents at \$120 or above. All three experienced heavy racial change and  
have large props of kids. But there are 10 tracts between \$115 and \$119 which  
run the gamut of age concentrations. The only tracts with median gross rents  
below \$100 (indeed the only ones below \$110, except 802) are either tracts  
with projects or tracts partly lying in Campus High (805, 806, 807, 808, 814,  
803, 804), with the sole exception of 801, which has been heavily affected by  
demolition and clearance like the Campus High tracts.

### Income

Outside of public housing, there seems to be little correlation. In  
Washington Park, tracts with higher props of kids 0-14 have the lowest median  
incomes, but this works nowhere else. Incomes seem to be highest in SE MC  
and WP and lowest in CH.

### Mobility

Mobility correlates with age similarly to the variable of racial change,  
described earlier. Mobility data supports those conclusions in more detail.  
For instance, these are examples of breakdowns of the 0-14 group compared to  
mobility %'s in the last 2 years in SE MC tracts.

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|    | Moved<br>68-70<br>% | 0-4% | 5-9% | 10-14% |
|----|---------------------|------|------|--------|
| 01 | 37.1                | 12.7 | 13.0 | 11.5   |
| 02 | 62.9                | 14.2 | 11.8 | 10.4   |
| 03 | 43.7                | 14.2 | 14.3 | 11.2   |
| 04 | 25.2                | 12.4 | 14.3 | 14.2   |
| 05 | 35.1                | 13.1 | 13.5 | 12.9   |
| 24 | 45.4                | 13.9 | 13.9 | 10.6   |

The more the mobility in the last 2 years, the greater the prop of younger kids relative to older.

#### HH Relationship

There is a strong correlation among many variables. An one is between large props of "other relatives of head" and the 0-14 group (as in tracts 817, 806, 803, 804, 903, 904, and 905). Another strong correlation exists between prop of elderly and primary individuals, esp F prim individuals (as in tracts 805, 806, 808, 802, 814). In 2 tracts (807 and 1203), elderly are apparently in couples without children, inflating the prop of H-@ teams and depressing the props of "F-heads" and "other relatives."

The prop of F-headed HH's has some correlation with the prop of 0-14, but this correlation fails when housing project tracts are not included. Indeed, these tracts are the only ones where the prop of F-heads exceeds or comes near the prop of H-W teams. It seems this prop is more associated with general instability than age concentration. It is true that tracts with less racial change have the lowest props of F-heads relative to H-W teams. This is true whether prop of blacks is high or low but is more marked in those tracts where it is low (906, 913, 1203), which have a longer history of stability.

#### II. Do areas of low or high 00 correlate with:

Vacancy, Housing Loss

Structure Type: (Look more closely at 1 and 2 unit structures) With 00 measured as a prop of units rather than of structures, structure type explains a great deal of the variation of 00. In WP, the 3 tracts where the prop of 5-49 unit structures exceeds the prop of 3-4 unit structures include the 2 lowest props of 00 (tract 815 is an exception). In CH, the one tract (807)





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with a higher prop of 3-4 unit than 5-49 unit structures has by far the most 00. In MC, those tracts with more large structures (5-49 units) have the lowest 00. (803, 804, 813, 902) again excepting 815. The above is true even when public housing tracts are included, but it should be noted that, with the exception of 821 and 902, all tracts with a higher prop of 5-49 than 3-4 unit structures have some subsidized housing in them, which, of course, have little 00.

The exception of tract 815 suggests another correlation, with vacancy. In WP, tract 815 has the most 00 despite its prop of large buildings. It also has twice the VR of any tract in WP, and a look at the status of these vacant units shows none for sale and almost 50% off the market. In areas where housing is being pulled off the market due to urban renewal, the road, etc., probably the most resistant to these actions will be owner occupants. Thus 00 will rise with VR. Housing loss is a better measure, since vacancy rate will decline as vacant housing is demolished. In WP, the 3 tracts losing the most occupied units have the highest 00. In CH, the tract losing the most housing has the most 00, but the other 3 tracts, also with big housing losses, have little 00 because demolition simply increases the impact of the housing projects there. In MC, outside of public housing, the 5 tracts with the largest housing losses include 4 of the 7 tracts with the highest 00. In all 5 of these tracts, more than 50%. The reverse case (low house loss and lower 00) can be made, too.

#### Race

There is a correlation between racial change (not racial prop) and low 00. In WP, the 2 tracts with the biggest racial change have the least 00. CH is heavily public housing. In MC, 5 of the 6 non-public housing tracts with the least 00 have the most significant racial change (801, 813, 901, 902, 924). One questionmark in this correlation is the fact that 00 has changed little since 1960 in these 5 tracts, whereas the sudden racial change should have caused a decline.



### HH Size

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There seems to be little correlation here, using either median HH Size or change in the median.

### Unit Size

In WP, there seems to be a correlation. The three tracts with the most 00 have the highest median unit size. In west MC, the 3 tracts with the most 00 have the highest median size. In SE MC, the correlation does not hold. I don't think this is a significant correlation.

### Rent Levels

There is no clear correlation, partly because median rents are so close in all neighborhoods.

### Income

Like unit size, the correlation seems to work outside SE MC (901-24). High income correlates with high 00.

### III. Do VACANCY RATES correlate with:

Structure Type: No correlation.

Age of Structure: Insignificant correlation.

Overcrowding: Intuition might say that much overcrowding in an area should be accompanied by low vacancy and vice versa. The block groups in 813 tract 804, 805, 807 follow this pattern. What may disrupt this pattern is the presence of many vacant units not being rented or sold. These units contribute to vacancy rate but don't satisfy the demand for housing. Tracts 815, 904, and 905, among others, are in this category. The following table gives comparisons:

| <u>Tract</u> | <u>Overcrowding</u> | <u>VR</u> | <u>% "Other" Vacant</u> |
|--------------|---------------------|-----------|-------------------------|
| 813 BG1      | 5.5                 | 18.0      |                         |
| BG2          | 13.1                | 6.3       | 16.9                    |
| BG3          | 10.6                | 9.5       |                         |
| 804          | 18.5                | 4.0       | 7.1                     |
| 805          | 6.4                 | 21.3      | 0.0                     |
| 807          | 7.1                 | 36.6      | 0.0                     |
| 815          | 11.5                | 17.6      | 45.4                    |
| 904          | 16.9                | 16.5      | 38.3                    |
| 905          | 16.4                | 15.1      | 49.6                    |

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Note that what intuition says may be the special case for these districts. Areas where overcrowding is high and vacancy low are areas where heavy demolition has occurred. All these areas be near the proposed road and/or in the urban renewal district. The non-for-rent vacant units are being created; they're just also being destroyed. These areas also have subsidized housing in them.

RACE: No significant correlation.

MOBILITY: No significant correlation. This is at least partly due to the fact that mobility is high in every tract. There is little differentiation.

RENT LEVELS: No correlation.

INCOME: No correlation.

Rent/Income Ratio: This correlation works somewhat. All tracts with VR's below 10%, except 2 in WP, have props of those with rent/income ratios greater than 35 which are less than the district avr. This does not work when looking at tracts with high VR's (15%+).

Correlations don't work at all for the statistic show prop of poor with rent/income ratios greater than .25.

#### IV. Does UNIT SIZE correlate with:

HH Size: A ratio of unit size/HH size should remain fairly constant if there is a good correlation (large units exist where large HH's exist and vice versa).

The ratio of median unit size/median HH size varies over a fairly large range (1.30 to 2.44) but most values are clustered between 1.70 and 2.00, so the ratio is fairly constant actually. These figures parallel the overcrowding statistics. The 6 tracts with ratios below 1.70 include 4 of the 6 tracts with overcrowding greater than 15%. The 5 tracts with ratios over 2.0 all have overcrowding under 10%.



On the assumption that overcrowding is likely to be much greater among large HH's, the ratio of 6+ room units/6+ person HH's is important. This ratio varies over a much larger range (.49 to 4.27) and explains some of what the ratio of medians missed. For instance, in tracts 806 and 801, the other 2 tracts with overcrowding above 15%, the ratio of medians is normal but the ratio of large units/large HH's is under 1.0, in each case. In tracts 902 and 924, with normal overcrowding but with ratios of medians below 1.70, the ratio of large units to large HH's is near the MC average.

What is interesting about each ratio is that large ratios are more often the result of relatively small props of large HH's (or small medians) rather than large props of large units (or big medians).

#### V. Do RENT LEVELS correlate with:

Structure Age: There is much subsidized new construction in all these districts. In some cases, this is public housing built in the 40's and 50's, and in some cases it is newer programs used in the 60's. A correlation emerges in these tracts between low median gross rent and relatively new (post 1940) buildings. The asking rent in these tracts is generally lower than the median rent, suggesting that rentable vacancies tend to appear in the subsidized units, either due to new subsidized units or demolition of market units.

In tracts without subsidized housing (all of SE MC and tract 1203), the housing stock tends to be older (usually above 80% built before 1940, almost nothing after 1950) and the rents tend to be higher (although rents are not a great deal higher than WP tracts with newer subsidized housing).

Structure Type: Subsidized housing tends to be in structures with more than 4 units and it tends to have lower rents.

There don't seem to be any other correlations.

Values: Values do not show a close correlation with rent levels, partly due to the amount of public housing, partly due to the greater range of values

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and partly due to how small is the set of 00 single-family homes in some tracts.

While values vary much more in 1970 than do rents, they have been much less volatile than rents over the last decade. In all but one tract (816), values had a lower proportional increase than rents, usually much lower. Tract 816 suffered an absolute decrease of owner-occupied single-family homes of 79% in the last decade and can be discounted, usually, where median rents increased the most, median values increased the least.

Mobility: In tracts with no subsidized housing, there is some correlation between the prop moving in the last 2 years and the rent levels (vary directly). The 3 tracts with the most mobility in the last 2 years have the highest median rents (within SE MC).

VI. Does OVERCROWDING correlate with:

Unit Size/HH Size: Strong correlation. See IV.

Race: Neither racial proportions or racial change correlates significantly with overcrowding.

Housing Loss: The percentage loss of occupied units correlates with overcrowding in tracts with no subsidized housing (901-6, 913, 914, 924, 818, 820, 1203; i.e., mostly SE MC). The 3 tracts with the most overcrowding are 3 of the 5 tracts with the highest percentage housing loss. The 6 tracts with the most overcrowding are the 6 with the highest percentages.

High Rent/Income Ratio: The relationship to look for is overcrowding in tracts where good breaks are given to poor people in the form of a low rent/income ratio (and vice versa). The proportion of poor paying a ratio greater than .25 varies from 65% to 95% in different tracts. Of 14 tracts with proportions over 80%, 9 have overcrowding under 11% and 13 have overcrowding under 13%. Of 13 tracts with proportions under 80%, 6 have overcrowding over 15% and 9 have overcrowding above 11% (3 of the remainder are in CH, where the prime

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JAN 16 1972

reason for a low rent/income ratio is because noone would want to live in these decimated areas).

HH Type: Proportion of "other relatives" (mostly kids) correlates strongly with overcrowding. The 6 tracts with the most overcrowding are 6 of the 8 with the highest prop. of "other relatives."

In all tracts where the prop of primary individuals is above 10.5%, the overcrowding is under 10%.

Rent levels: Look at Rent/Income Ratio vs. overcrowding and Rent/Income Ratio vs. rent levels.

#### VII. Does RENT/INCOME RATIO correlates with:

Race: No significant correlation, either with racial proportion or racial change.

Rent Levels: In areas where there is public housing, the rent/income ratios are low along with the median rents.

When the median rent gets up around \$115 or more, the proportion of poor paying more than 25% climbs above 80% (12 of 15 cases). Despite a high median rent, the proportion of poor paying a high rent/income ratio remains low if there is a smaller proportion of poor in the tract (as in 904 or 913). Despite a low median rent, the proportion of poor paying a high rent/income ratio may be large if the rents have been going up rapidly (as in tracts 817, 802, 816, and 906).

Income: High median incomes correlate strongly with low prop of all renters paying more than 35% of income for rent and vice versa.

Note that the prop of all renters (not just poor) paying more than 35% of income for rent is a statistic that correlates almost exactly with the prop of poor. The 10 tracts with the highest prop of all renters paying more than 35% of income for rent include 10 of the 14 tracts with the largest prop of poor

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JAN 16 1973

(the other 4 tracts have housing projects).

This makes this statistic much less useful than just considering the poor alone.

HH Type: No strong correlation.

Unit Size: There is a strong correlation, esp in tracts with no subsidized housing between large median HH size and low props of all renters paying more than 35%. By implication, large families tend not to be poor, since good breaks for all renters correlate with low props of poor.

Mobility: There is some correlation between many poor paying more than 25% and many people moving in the last 5 years. The 14 tracts with more than 60% of units occupied by movers in the last 5 years include 10 of the 14 tracts with props of poor paying more above 80%.

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